154.0	0003	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	599,600 / 599,600
					USE VALUE:	599,600 / 599,600
					ASSESSED:	599,600 / 599,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
841		CONCORD TPKE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MCCOY KRISTEN P
Owner 2:	
Owner 3:	
Street 1:	841 CONCORD TPKE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	MAGURN CHARLES H -
Owner 2:	-
Street 1:	841 CONCORD TPKE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 5,000 Sq. Ft. of land mainly classified as One Family with a Tudor Building built about 1935, having primarily Vinyl Exterior and 1240 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5000.000	186,900	2,300	410,400	599,600
Total Card	0.115	186,900	2,300	410,400	599,600
Total Parcel	0.115	186,900	2,300	410,400	599,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.55 | /Parcel: 483.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 154.0-0003-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	186,900	2300	5,000.	410,400	599,600	599,600	Year End Roll	12/18/2019
2019	101	FV	180,300	2300	5,000.	384,800	567,400	567,400	Year End Roll	1/3/2019
2018	101	FV	180,300	2300	5,000.	318,100	500,700	500,700	Year End Roll	12/20/2017
2017	101	FV	180,300	2300	5,000.	292,400	475,000	475,000	Year End Roll	1/3/2017
2016	101	FV	180,300	2300	5,000.	266,800	449,400	449,400	Year End	1/4/2016
2015	101	FV	159,000	2300	5,000.	261,600	422,900	422,900	Year End Roll	12/11/2014
2014	101	FV	159,000	2300	5,000.	243,200	404,500	404,500	Year End Roll	12/16/2013
2013	101	FV	159,000	2300	5,000.	231,400	392,700	392,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MAGURN CHARLES	69897-139		9/7/2017	Estate/Div	350,000	No	No		
	9978-333		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2018	685	Redo Kit	79,900	C				
4/5/2010	257	Re-Roof	7,800					

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2008	Meas/Inspect	201	PATRIOT
12/27/1999	Inspected	276	PATRIOT
11/23/1999	Measured	256	PATRIOT
7/20/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5000		Sq. Ft.	Site		0	80.	1.03	9			Med. Tr	-10					410,400						410,400	

Total AC/HA: 0.11478 | Total SF/SM: 5000 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 410,400 | Spl Credit | Total: 410,400

PRINT

Date	Time
12/11/20	02:13:05

LAST REV

Date	Time
06/13/18	14:00:37

danam

User Acct / GIS Ref / GIS Ref / Insp Date

User Acct: 102622
GIS Ref:
GIS Ref:
Insp Date: 11/08/08

!12103!

PAT ACCT.: 12103

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	102622
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	97 - Tudor		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:	L - Location	10.	%
Special:			%
Override:			%
	Total:	37.9	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.98745072
Adj $ / SQ:	166.632
Other Features:	51250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	300916
Depreciation:	114047
Depreciated Total:	186869

COMMENTS

WALK UP UAT OF=BMT SINK. OLD HOUSE VERY ORIGINAL.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

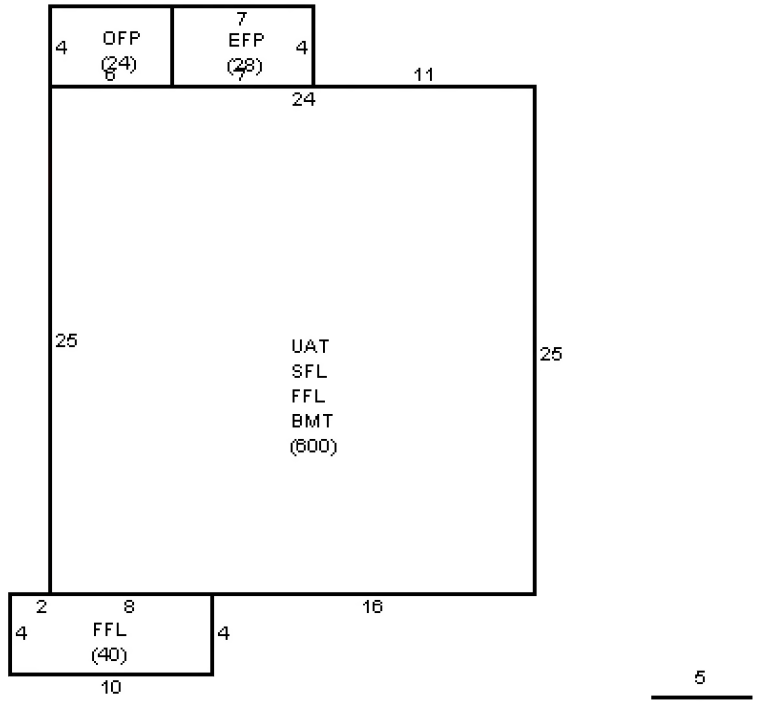
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	166.63
Special Features:	0	Val/Su Net:	91.53
Final Total:	186900	Val/Su SzAd	150.73

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	640	166.630	106,645
BMT	Basement	600	49.990	29,994
SFL	Second Floor	600	166.630	99,979
UAT	Upper Attic	150	66.650	9,998
EFP	Enclos Porch	28	71.690	2,007
OFP	Open Porch	24	43.450	1,043

Net Sketched Area:	2,042			Total:	249,666
Size Ad	1240	Gross Are	2492	FinArea	1240

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

154.0-0003-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X18	F	FR	1960	26.00	T	50	101			2,300			2,300

More:	N	Total Yard Items:	2,300	Total Special Featues:		Total:	2,300